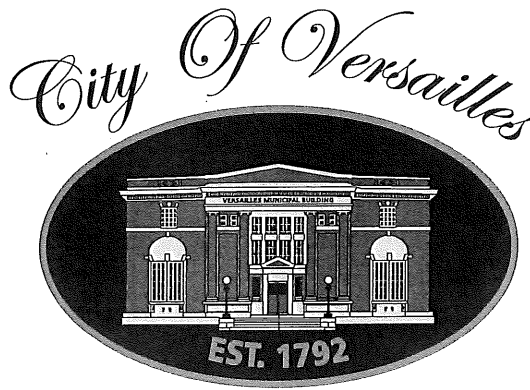


Brian Traugott  
Mayor  
(859) 806-7743

Allison B. White  
Clerk/Treasurer  
(859) 873-5436

Bart Miller  
Public Works Director  
(859) 873-2245



William K. Moore  
City Attorney  
(859) 873-6207

James M. Fugate  
Police Chief  
(859) 873-3126

Brian Wainscott  
Fire Chief  
(859) 873-5829

**CITY OF VERSAILLES, KENTUCKY  
CITY CLERK ANNEXATION CERTIFICATION  
KRS 81A.470**

I, ALLISON B. WHITE, certify that I am the duly qualified City Clerk of the City of Versailles, Kentucky, and the foregoing two pages of Ordinance No. 2016-4 (Ordinance and legal description) is a true, correct copy duly adopted by the Versailles City Council at duly convened meeting held previously on March 28, 2016, all as appears in the official records of said City. Also attached is the related plat as prepared and certified with the requirements of KRS 81A.470.

WITNESS, my hand and Seal of Versailles, Kentucky on this the 27th day of April, 2016.

Allison B. White  
ALLISON B. WHITE, CITY CLERK

(CITY SEAL)

RECEIVED AND FILED  
DATE April 28, 2016

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kardie Johnson



196 South Main Street, P.O. Box 625, Versailles, Kentucky 40383  
(859) 873-5969 Facsimile

**CITY OF VERSAILLES  
ORDINANCE NO. 2016-4**

**TITLE: AN ORDINANCE ANNEXING 66.956 ACRES LOCATED AT 260 -910 BIG SINK PIKE OWNED BY CAMCO PROPERTIES, LLC INTO THE CURRENT CITY BOUNDARIES AND REZONING THE ANNEXED PROPERTY FROM THE A-1 (AGRICULTURE) TO I-1 (LIGHT INDUSTRIAL) ZONE DESIGNATION PURSUANT TO KRS 100.209.**

Whereas, through its Ordinance No. 2016-3, the City expressed its intention to annex the balance of the property owned by Camco Properties, LLC located on Big Sink Pike, said property containing 66.956 acres and now being designated as 260-910 Big Sink Pike; and

Whereas, in the same Ordinance, the City directed the Versailles-Midway-Woodford County Planning and Zoning Commission to hold a public hearing in accordance with KRS 100.209(1) for the purpose of adopting such comprehensive plan amendment as may be appropriate in light of the City's anticipated annexation of the property and the resulting change in the character of the property and make its recommendations to the City as to the zoning or other land use regulations which will be effective for the property upon its annexation; and

Whereas, the Versailles-Midway-Woodford County Planning and Zoning Commission has conducted the requested hearing, has made Findings of Fact, and has recommended to the City that the 66.956 acres be rezoned from A-1 (Agriculture) to I-1(Light Industrial) upon its annexation by the City; and

Whereas, the City Council has elected to adopt the Findings of Fact made by the Versailles-Midway-Woodford County Planning and Zoning Commission with regard to this property and to accept the Planning Commission's recommendation to rezone the property upon annexation.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VERSAILLES, KENTUCKY as follows:**

Section 1. The City of Versailles hereby annexes the 66.956 acre tract owned by Camco Properties, LLC presently designated as 260-910 Big Sink Pike into the City boundaries of the City of Versailles, which property is shown upon the attached Exhibit 1.

Section 2. It is desirable to annex the property described in Section 1 above because it is contiguous to City boundaries, and it is planned to be utilized for urban purposes requiring provision of City services and it is urban in character.

Section 3. The zone designation of the property annexed by this Ordinance is hereby changed and the property is hereby rezoned from the A-1 (Agriculture) zone designation to the I-1 (Light Industrial) zone designation in accordance with the Findings of Fact adopted by the City Council, the recommendation of the Planning Commission, and that it complies with the 2011 Comprehensive Plan and therefore meets the requirements of KRS 100.213.

Section 4. The Zoning Map of the City of Versailles shall be amended to reflect such zoning change.

Section 5. This ordinance shall become effective after passage and upon publication as required by law.

**Introduced and given first reading at a meeting of the City Council of the City of Versailles, Kentucky, held on the 24<sup>th</sup> day of March, 2016, and fully adopted after the second reading at a meeting of said council held on the 28th day of March, 2016.**

**CITY OF VERSAILLES**

  
\_\_\_\_\_  
**BRIAN TRAUGOTT, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**ALLISON B. WHITE, CITY CLERK**

February 2, 2016

- RE
- Legal Description for annexation into the City of Versailles, Kentucky
  - and for a zone change from A-1 Agricultural to I-1 Light Industrial
  - and for an Amendment to the Versailles Urban Service Boundary

**A portion of the property owned by Camco Properties, LLC, 494 Big Sink Road, Woodford County, Kentucky:**

A certain tract or parcel of land located on the southeast side of Big Sink Road and on the north side of a railroad under the title of R.J. Corman Railroad or Corman Equipment Company, LLC (D.B. 214, P. 25) in Woodford County, Kentucky and being more particularly described as follows:

Beginning at a magnail (set, PLS 2005, N 206,546.91 / E 1,508,381.18) in the centerline of Big Sink Road, corner to John O. McKinstry III and Taft McKinstry Rood (D.B. 54, P. 292); thence leaving said Big Sink Road with the line of said McKinstry and Rood S 57° 40' 53" E, 400.00 feet to a vertical railroad rail in concrete, corner to said McKinstry and Rood, and passing a vertical railroad rail in concrete at 15.9 feet on this line; thence continuing with said McKinstry and Rood N 32° 02' 08" E, 160.63 feet to a vertical railroad rail in concrete, corner to said McKinstry and Rood in the line of Troye Shipp and Teresa Wilhoit (D.B. 288. P. 696); thence leaving said McKinstry and Rood with the line of said Shipp and Wilhoit along an old and intermittent wire fence for the following five calls – S 17° 10' 16" E, 484.64 feet to an iron pin (set, PLS 2005) at wood post; thence S 40° 33' 53" E, 1468.46 feet to an iron pin (set, PLS 2005) at wood post; thence S 78° 32' 29" E, 240.46 feet to an iron pin (set, PLS 2005) in said fence; thence S 65° 45' 48" E, 685.37 feet to an iron pin (set, PLS 2005) at wood post; thence S 24° 04' 11" E, 438.10 feet to an iron pin (set, PLS 2005) in the northerly right-of-way line of the R.J. Corman Equipment Company (D.B. 214, P. 25, formerly the Lexington and Ohio Railroad Company); thence leaving said Shipp and Wilhoit with said right-of-way of the railroad and remaining 33 feet north of the centerline N 79° 18' 22" W, 2531.22 feet to an iron pin (found, PLS 1304); thence continuing with said right-of-way along a curve to the left having a radius of 2898.78 feet, an arc length of 596.76 feet and a chord which bears N 85° 12' 44" W, 595.70 feet to an iron pin (found, PLS 1304) in said right-of-way; thence continuing with said right-of-way S 88° 53' 17" W, 94.17 feet to an iron pin (found, PLS 1304), said pin being a new corner to Camco Properties, LLC (D.B. 267, P. 262); thence leaving said railroad with a new line to said Camco and proposed Versailles

Legal Description for Annexation  
Page 2

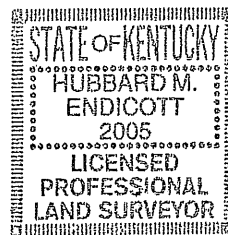
City Limits boundary and proposed Urban Service Boundary  
N 41° 08' 25" E, 910.76 feet to an iron pin (found, PLS 1304);  
thence continuing with new lines to said Camco and said proposed  
Versailles City Limits boundary and proposed Urban Service  
Boundary for the following two calls – N 49° 05' 21" W, 396.82  
feet to an iron pin (found, PLS 1304); thence N 41° 57' 25" W,  
235.42 feet to a magnail (found, PLS 1304 under pavement) in the  
old centerline of the aforementioned Big Sink Road; thence with  
said centerline N 32° 19' 07" E, 883.90 feet to the Point Of  
Beginning and containing 66.956 acres according to the survey of  
Malcolm Endicott, PLS 2005, 126 South Main Street, Versailles,  
Kentucky.

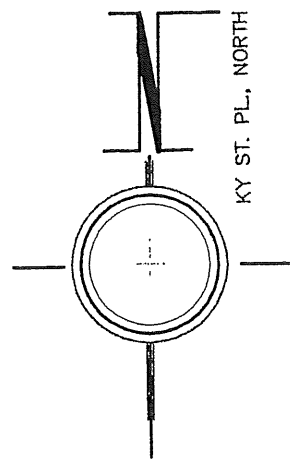
The above description is intended to indicate property being proposed for annexation into the City Limits of Versailles, Kentucky and to define an amendment to the City of Versailles Urban Service boundary. The above description is not intended to be used for any other purpose without notification being given to the undersigned. This description is based on a boundary survey and complies with 201 KAR 18:150. A Trimble R8-3 Dual Frequency Receiver was used for the network adjusted for a real time kinematic survey. The survey is an "urban survey". The horizontal datum is NAD 1983. The vertical datum is NAVD 1988. The GEOID Model used is G03U07. The relative positional accuracy is less than +/-0.10 feet +200 PPM. The Kentucky State Plain Coordinate System, North is the basis for the bearings.

Surveyed January 30<sup>th</sup> and 31<sup>st</sup>, 2016  
MALCOLM ENDICOTT AND ASSOCIATES



Malcolm Endicott, PLS





CLARK DISTRIBUTING CO., INC.  
D.B. 125, P.147  
I-1 ZONE

U.S. POSTAL SERVICE OFFICE  
D.B. 192, P.444  
I-1 ZONE

VERSAILLES, WOODFORD CO.  
PARKS AND RECREATION  
D.B. 211, P.94  
I-1 ZONE

VERSAILLES, WOODFORD CO.  
PARKS AND RECREATION  
D.B. 211, P.94  
A-1 ZONE

JOEL T. HOWARD  
D.B. 249, P. 88  
R-1B ZONE

GEORGIA F. GREEN  
D.B. 280, P. 107  
R-1B ZONE

BOBBY & MICHELLE GAFFNEY  
D.B. 110, P. 286  
A-1 ZONE

JOHN O. McKINSTRY III  
TAFT McKINSTRY ROAD  
A-1 ZONE  
D.B. 54, P. 292

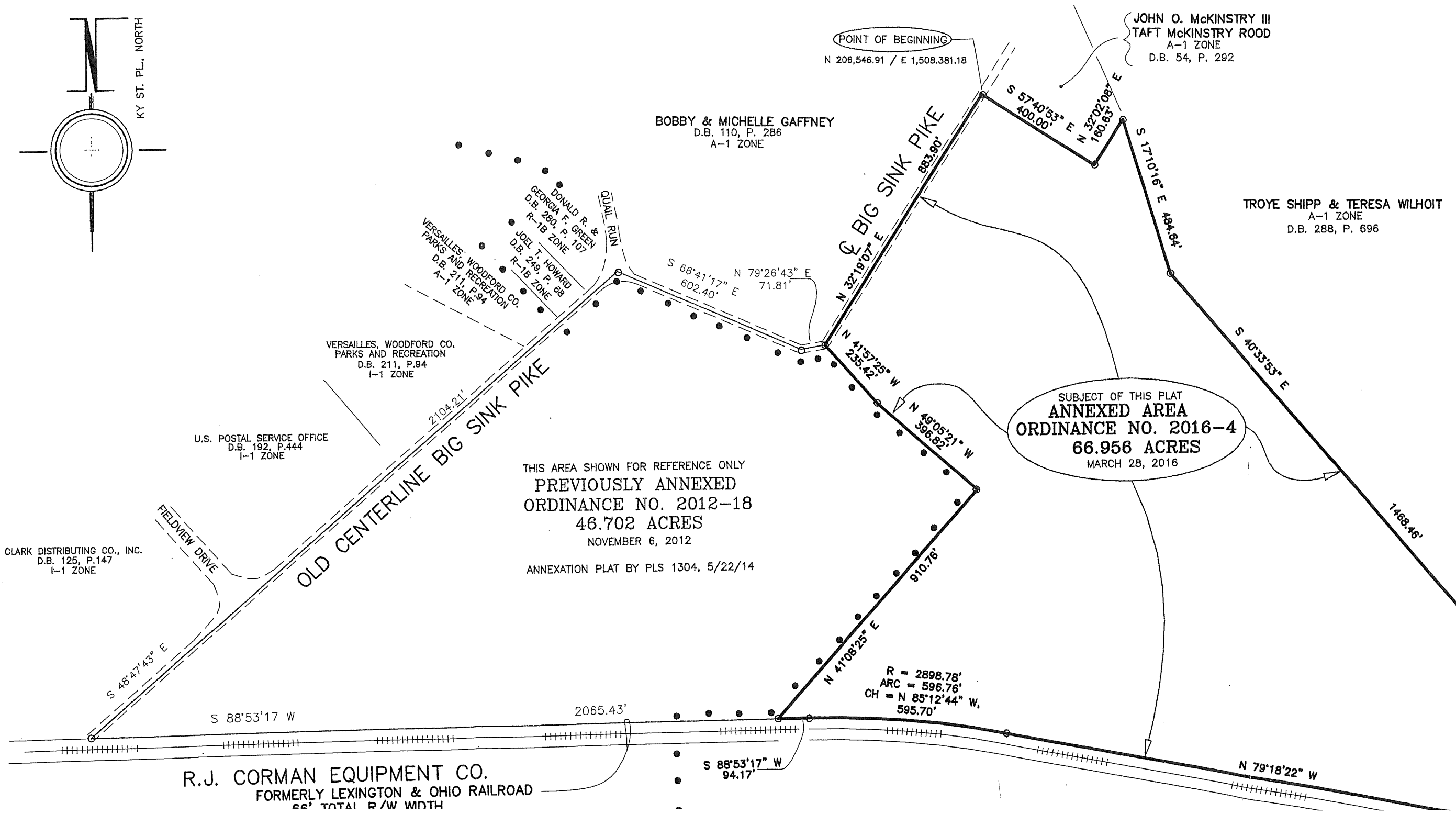
TROYE SHIPP & TERESA WILHOIT  
A-1 ZONE  
D.B. 288, P. 696

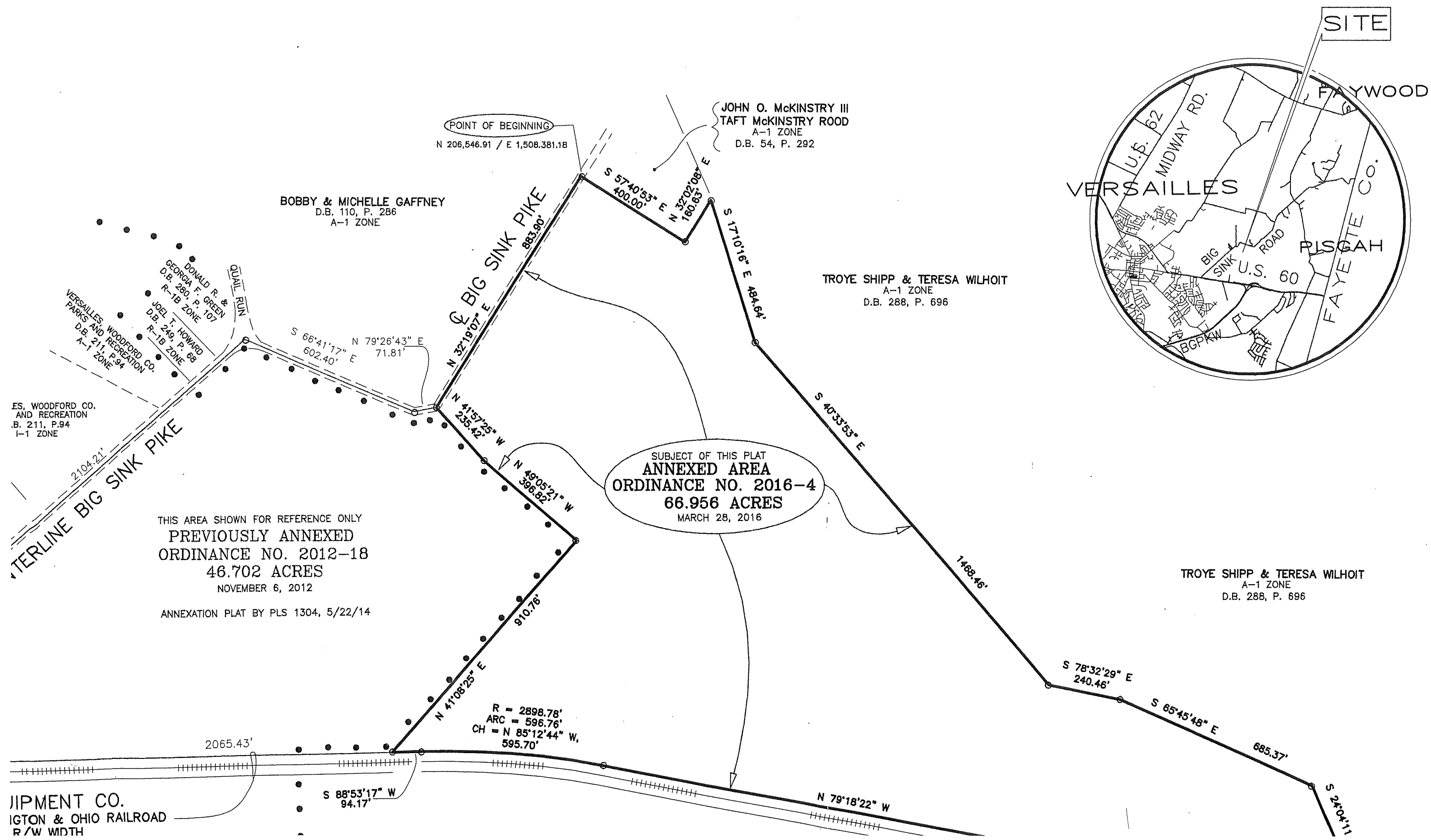
THIS AREA SHOWN FOR REFERENCE ONLY  
PREVIOUSLY ANNEXED  
ORDINANCE NO. 2012-18  
46.702 ACRES  
NOVEMBER 6, 2012

ANNEXATION PLAT BY PLS 1304, 5/22/14

SUBJECT OF THIS PLAT  
**ANNEXED AREA**  
**ORDINANCE NO. 2016-4**  
**66.956 ACRES**  
MARCH 28, 2016

R.J. CORMAN EQUIPMENT CO.  
FORMERLY LEXINGTON & OHIO RAILROAD  
66' TOTAL R/W WIDTH





CLARK DISTRIBUTING CO., INC.  
D.B. 125, P.147  
I-1 ZONE

THIS AREA SHOWN FOR REFERENCE ONLY  
PREVIOUSLY ANNEXED  
ORDINANCE NO. 2012-18  
46.702 ACRES  
NOVEMBER 6, 2012  
ANNEXATION PLAT BY PLS 1304, 5/22/14

ORDINANCE NO. 2016-  
66.956 ACRES  
MARCH 28, 2016

FIELDVIEW DRIVE

OLD CENTERLINE BIG

S 88°53'17 W

2065.43'

R.J. CORMAN EQUIPMENT CO.  
FORMERLY LEXINGTON & OHIO RAILROAD  
66' TOTAL R/W WIDTH  
D.B. 214, P. 25

S 88°53'17" W  
94.17'

R = 2898.78'  
ARC = 596.76'  
CH = N 85°12'44" W,  
595.70'

N 79°18'22" W

1. THE LAND SURVEYOR'S SEAL AND SIGNATURE HEREON APPLIES TO PLAT PREPARATION PROCEDURES FOR CITY LIMIT OR ANNEXATION BOUNDARIES. SUCH PROCEDURES ARE NOT INTENDED TO BE IN ACCORD WITH THE MINIMUM TECHNICAL STANDARDS FOR PLAT PREPARATION AS MANDATED BY THE KENTUCKY STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. FOR SOURCE OF TITLE AND THE BASIS FOR THE BOUNDARY, REFER TO D.B. 267, Ps. 258, 262 AND 266.
3. THE TOTAL AREA OF THE ANNEXED AREA BY NEW SURVEY IS 66.956 ACRES.
4. SYMBOLS:
  - • • INDICATES EXISTING MUNICIPAL BOUNDARIES.
  - INDICATES THE BOUNDARY OF THE ANNEXED AREA.

I HEREBY CERTIFY THAT THE ANNEXATION BOUNDARIES SHOWN HEREON ARE ACCURATELY AND CORRECTLY INDICATED ACCORDING TO ANNEXATION ORDINANCE NO. 2016-4 AS INTRODUCED AND GIVEN FIRST READING AT A MEETING OF THE VERSAILLES CITY COUNCIL HELD ON THE 24TH DAY OF MARCH, 2016 AND FULLY ADOPTED AFTER A SECOND READING AT A MEETING OF SAID COUNCIL HELD ON THE 28TH DAY OF MARCH, 2016.

THE BOUNDARY AS INDICATED FOR THE ANNEXED AREA WAS SURVEYED USING GPS EQUIPMENT WITH DIRECT OCCUPATION OF EACH CORNER. THE COORDINATE SYSTEM IS KENTUCKY STATE PLAIN, NORTH ZONE.

SEE NOTE # 1.

MALCOLM ENDICOTT, PLS 2005

4-21-16  
DATE

( IN FEET )  
1 inch = 300 ft.

**STATE OF KENTUCKY**  
**HUBBARD M.**  
**ENDICOTT**  
**2005**  
**LICENSED**  
**PROFESSIONAL**  
**LAND SURVEYOR**

CITY OF  
ANNEXATION  
KNOWN AS  
PRESENT OWNER  
VERSAILLES

PREPARED BY: **MALC**

FILE: CAMBRON16.DWG

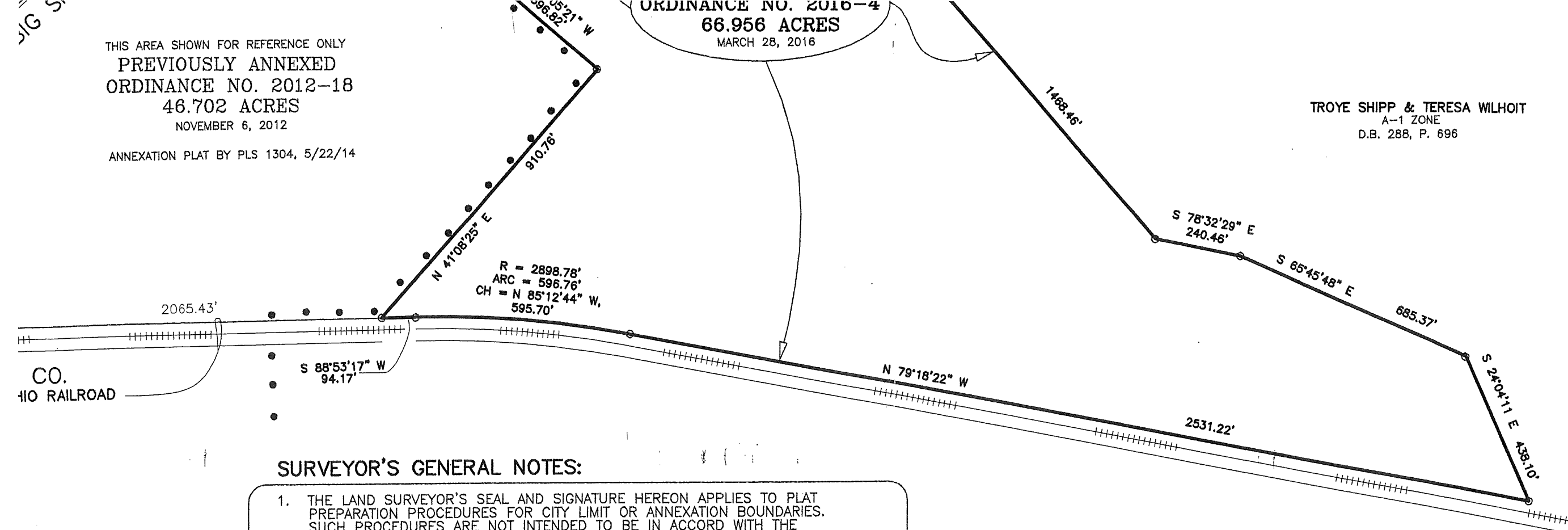


THIS AREA SHOWN FOR REFERENCE ONLY  
PREVIOUSLY ANNEXED  
ORDINANCE NO. 2012-18  
46.702 ACRES  
NOVEMBER 6, 2012

ANNEXATION PLAT BY PLS 1304, 5/22/14

ORDINANCE NO. 2016-4  
66.956 ACRES  
MARCH 28, 2016

TROYE SHIPP & TERESA WILHOIT  
A-1 ZONE  
D.B. 288, P. 696



#### SURVEYOR'S GENERAL NOTES:

1. THE LAND SURVEYOR'S SEAL AND SIGNATURE HEREON APPLIES TO PLAT PREPARATION PROCEDURES FOR CITY LIMIT OR ANNEXATION BOUNDARIES. SUCH PROCEDURES ARE NOT INTENDED TO BE IN ACCORD WITH THE MINIMUM TECHNICAL STANDARDS FOR PLAT PREPARATION AS MANDATED BY THE KENTUCKY STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
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  - • • INDICATES EXISTING MUNICIPAL BOUNDARIES.
  - INDICATES THE BOUNDARY OF THE ANNEXED AREA.

#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ANNEXATION BOUNDARIES SHOWN HEREON ARE ACCURATELY AND CORRECTLY INDICATED ACCORDING TO ANNEXATION ORDINANCE NO. 2016-4 AS INTRODUCED AND GIVEN FIRST READING AT A MEETING OF THE VERSAILLES CITY COUNCIL HELD ON THE 24TH DAY OF MARCH, 2016 AND FULLY ADOPTED AFTER A SECOND READING AT A MEETING OF SAID COUNCIL HELD ON THE 28TH DAY OF MARCH, 2016.

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SEE NOTE # 1.

MALCOLM ENDICOTT, PLS 2005

DATE

### CITY OF VERSAILLES, KENTUCKY ANNEXATION PLAT ANNEXATION ORDINANCE NO. 2016-4

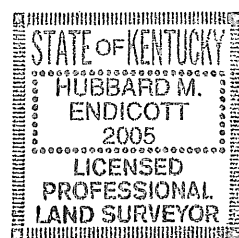
KNOWN AS: NOs. 260 - 910 BIG SINK ROAD

PRESENT OWNER: CAMCO PROPERTIES, LLC

VERSAILLES, WOODFORD COUNTY, KENTUCKY  
APRIL 21, 2016

PREPARED BY: **MALCOLM ENDICOTT AND ASSOCIATES**  
126 SOUTH MAIN STREET  
VERSAILLES, KENTUCKY  
PH. 859-873-9834 endico9@windstream.net

FILE: CAMBRON16.DWG



1200